

Price
Reduced!



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

OFFICE/WAREHOUSE FOR SALE S. CHOCTAW DR.

9170 S Choctaw Dr
Baton Rouge, LA 70815

JACK HERRINGTON, CCIM
Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

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SAURAGE ROTENBERG
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OFFICE/WAREHOUSE FOR SALE ON S. CHOCTAW DR.

9170 S CHOCTAW DR, BATON ROUGE, LA 70815

12,349 SF

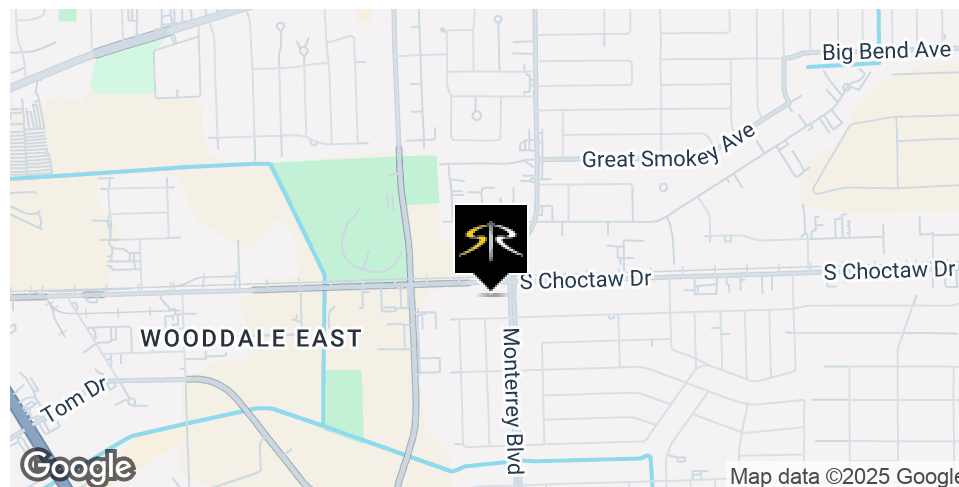


OFFERING SUMMARY

REDUCED SALE PRICE:	\$825,000	\$895,000
Building Size:	12,349 SF	
Available: Suite 9170:	8,340 SF	
Leased: Suite 9162	4,009 SF	
Lot Size:	38,485 SF	
REDUCED SALE Price / SF:	\$66.81	\$72.48
Zoning:	M1	

PROPERTY OVERVIEW

12,349 SF Office/Warehouse Available for Sale on S. Choctaw Dr. between Oak Villa Blvd. and Monterrey Blvd.



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SAURAGE ROTENBERG
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AERIAL MAP

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INDUSTRIAL FOR SALE

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9170 S CHOCTAW DR, BATON ROUGE, LA 70815

12,349 SF



PROPERTY HIGHLIGHTS

- 12,349 SF Office/Warehouse on S. Choctaw Dr.
 - Located on S. Choctaw between Oak Villa Blvd. and Monterrey Blvd.
 - 100% Climate Controlled
 - 3-Phase Electrical
 - 3 Roll-up Doors
 - 8,800 SF Fenced Rear Storage Yard
 - 1,650 SF Covered Storage
 - Highly Visible Pylon Sign on S. Choctaw Dr.
 - Zoned M-1
-
- 2 Units: 12,349 Total SF
 - 9170 S. Choctaw: (8,340 SF) Available July 1, 2025
 - 9162 S. Choctaw: (4,009 SF) Leased

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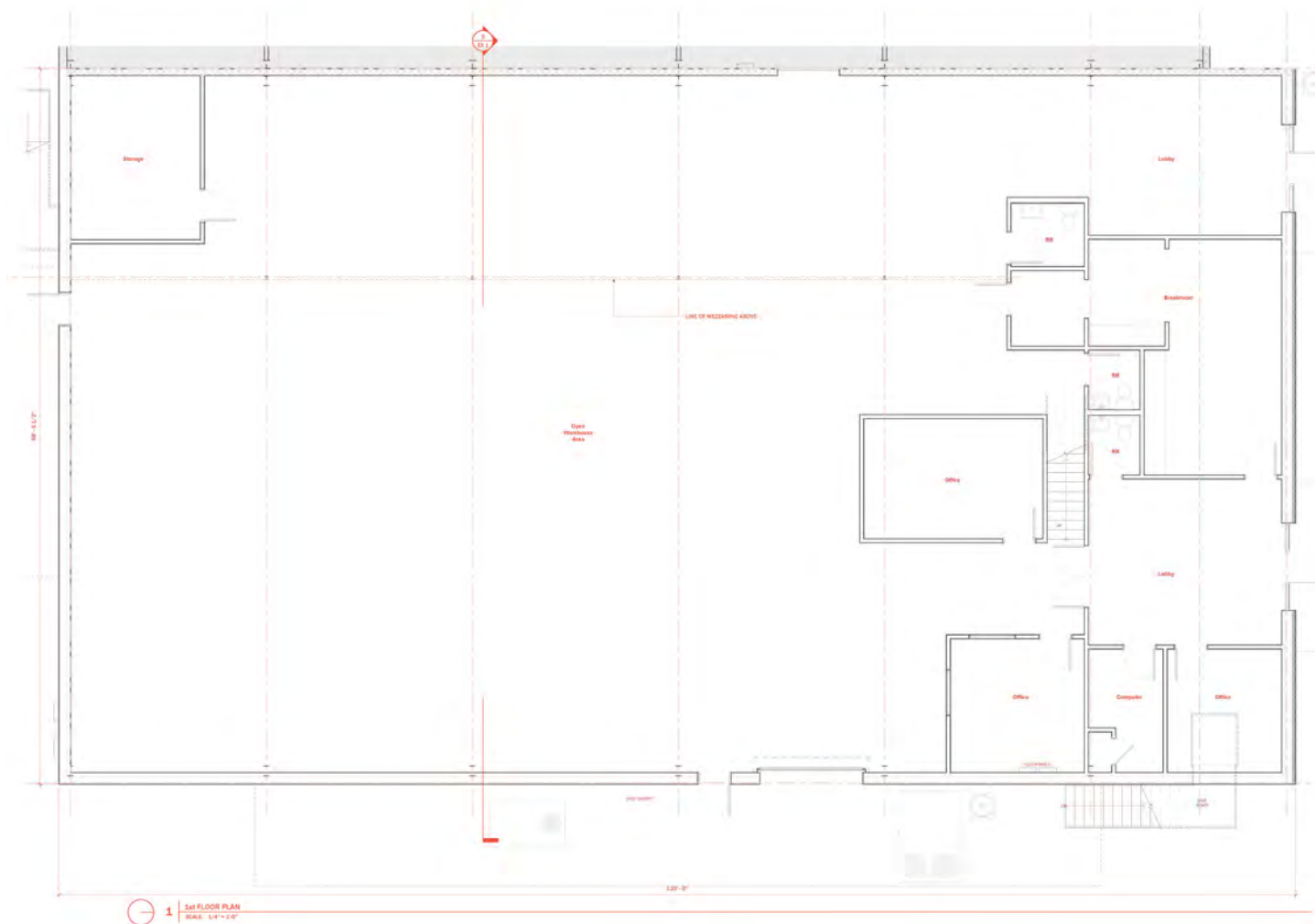
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INDUSTRIAL FOR SALE

PROPOSED FLOOR PLAN

9170 S CHOCTAW DR, BATON ROUGE, LA 70815

12,349 SF



JAMES
DESHOTELS
ARCHITECT

Get Your Wings LLC
9170 S. CHOCTAW
ARCHITECT & PLANNING, LLC



EXISTING CONDITIONS
1ST FLOOR PLAN

EX 2

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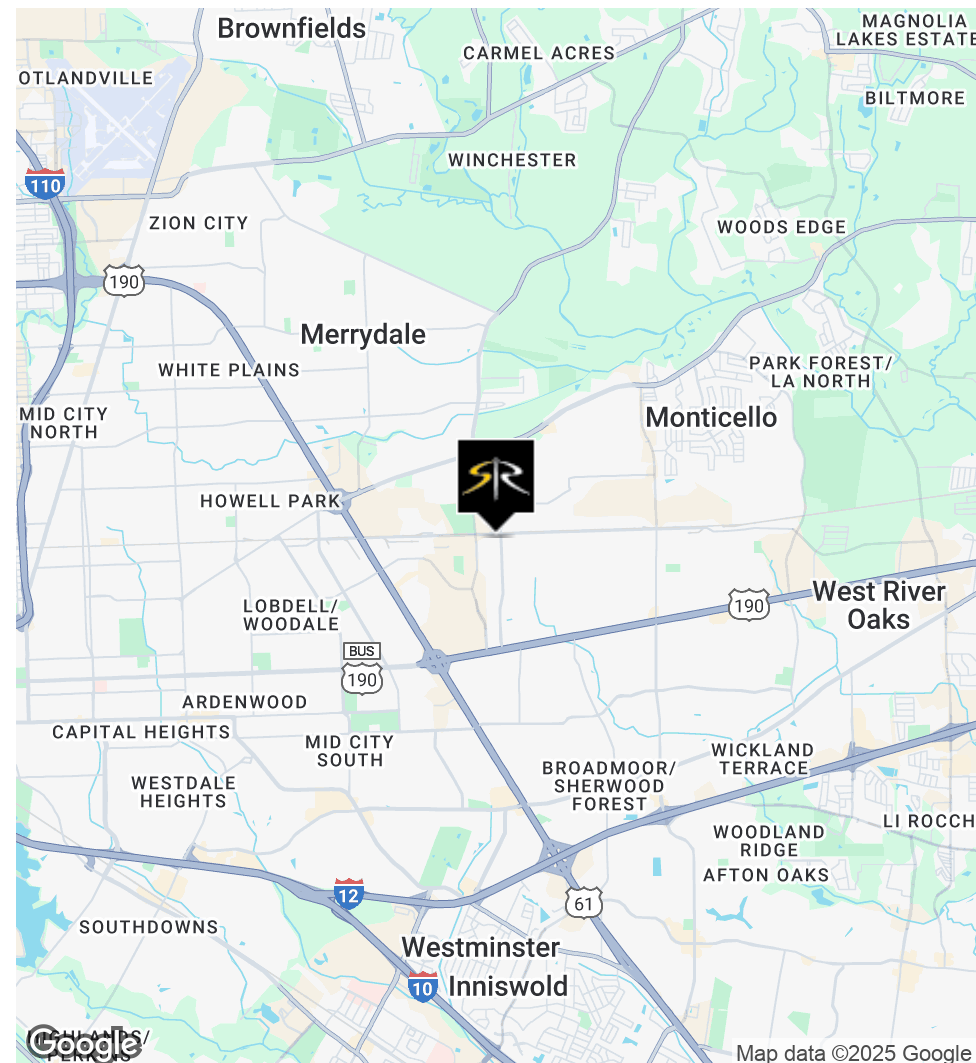
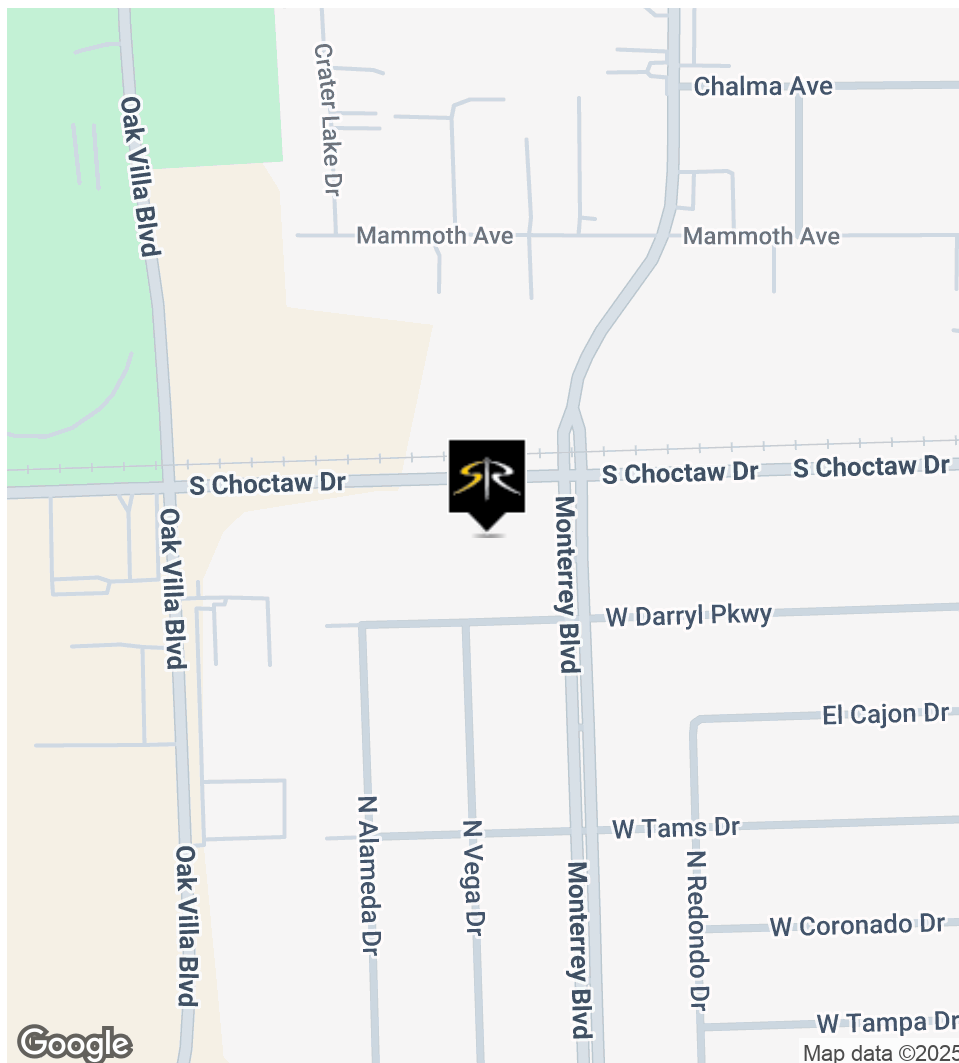


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INDUSTRIAL FOR SALE LOCATION MAPS

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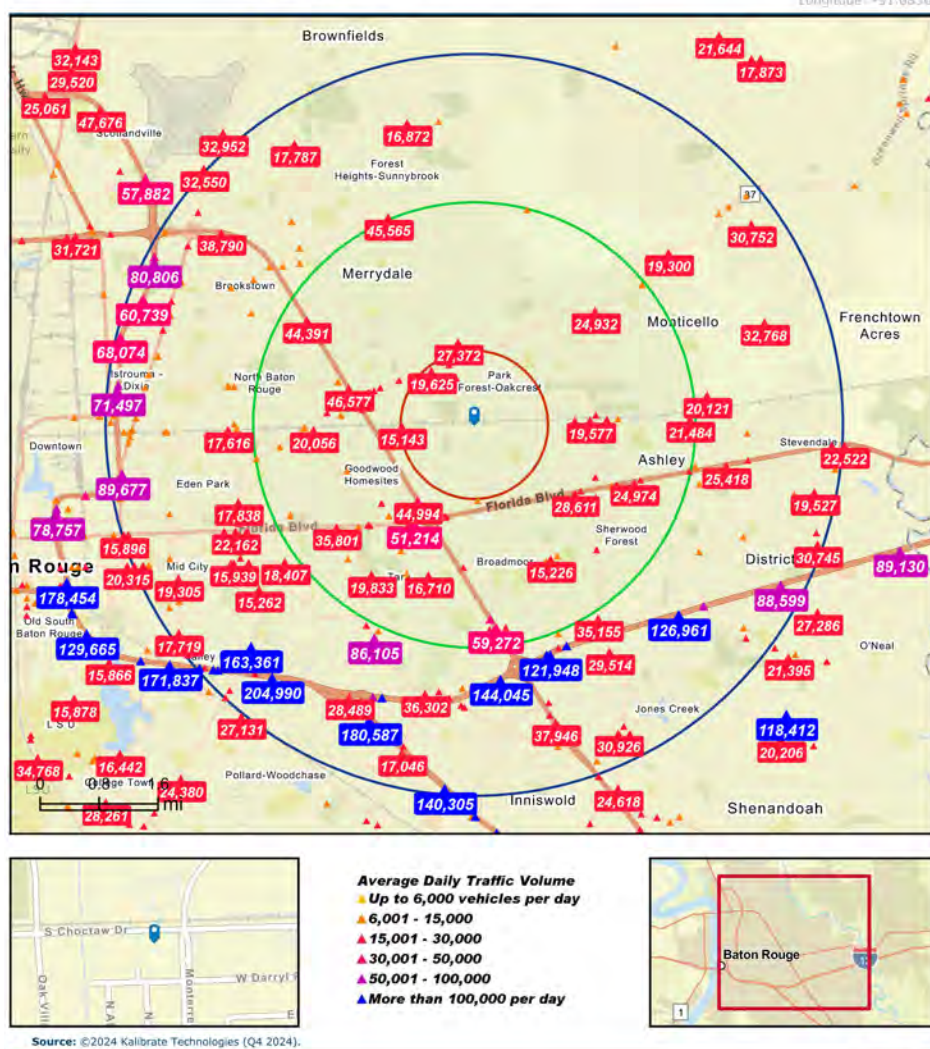
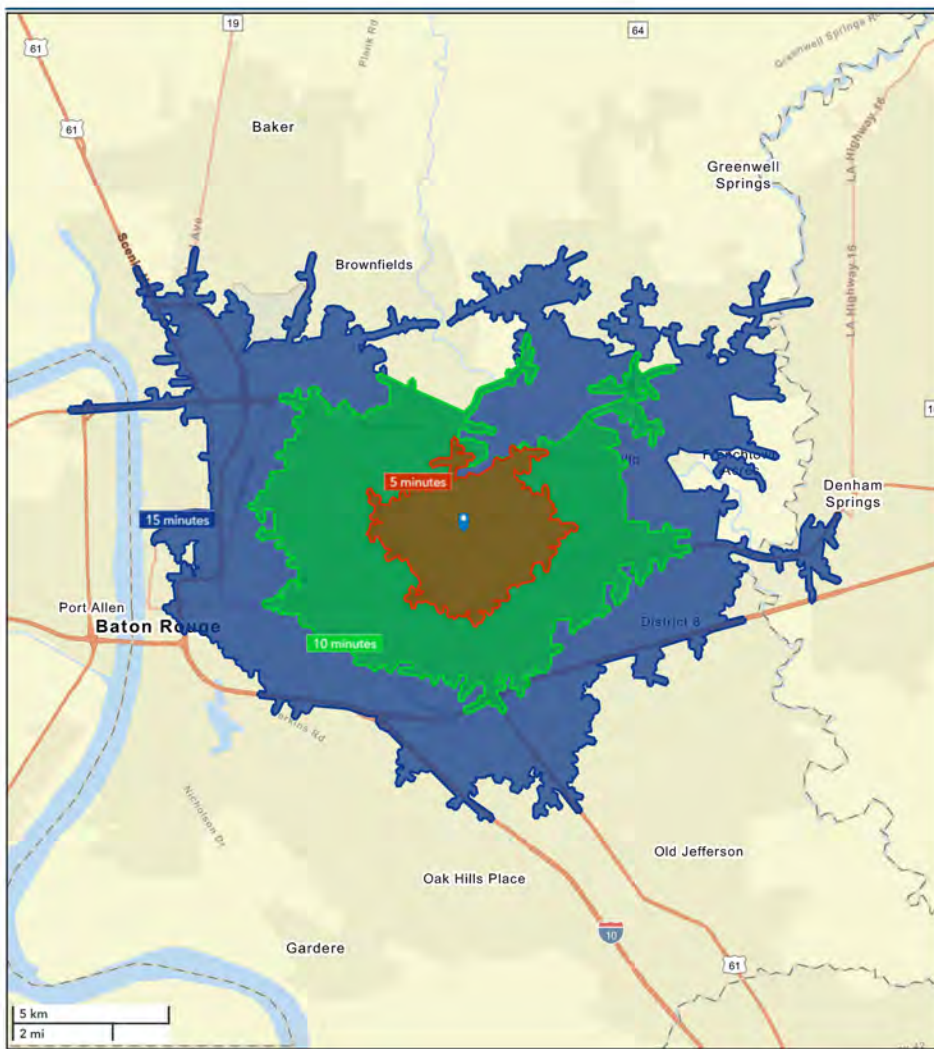


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INDUSTRIAL FOR SALE DRIVE TIME MAP & TRAFFIC COUNT MAP

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DEMOGRAPHICS

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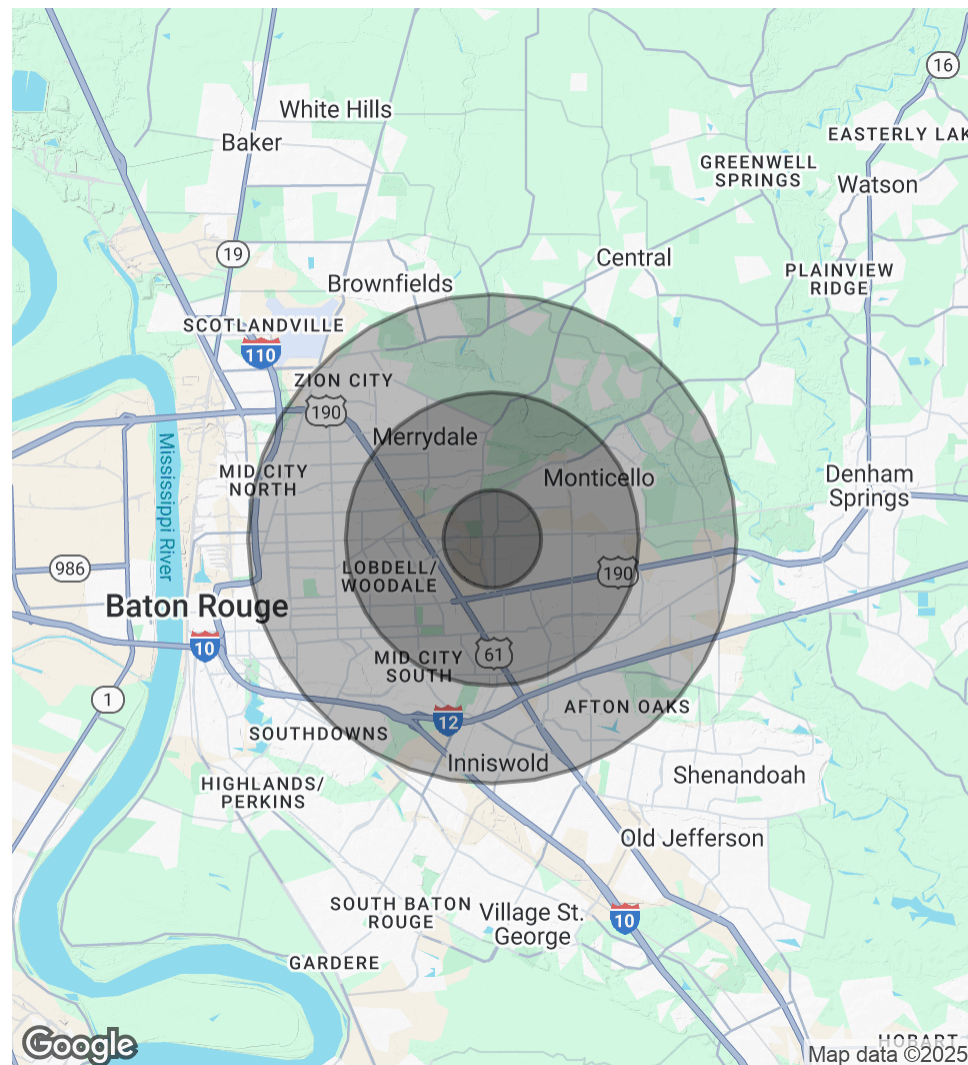
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,473	63,125	169,414
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,494	24,922	68,906
# Of Persons Per HH	2.6	2.5	2.5
Average HH Income	\$55,967	\$69,825	\$71,753
Average House Value	\$192,737	\$217,812	\$235,516

TRAFFIC COUNTS



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